

CITY OF LaGRANGE



COMPREHENSIVE PLAN 2015-2035

Adopted October 2015

*Plan prepared with assistance from the
Three Rivers Regional Commission
P.O. Box 1600, Franklin, GA 30217*

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Introduction

The City of LaGrange Comprehensive Plan was completed in accordance with the Georgia Planning Act of 1989 and the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning adopted in 2014.

PURPOSE OF THE PLAN

The Plan shall provide guidance and policy standards for future growth and development. The plan also identifies needs and opportunities which currently exist within the community. Goals, polices, and specific implementation measures are also listed to set policy for particular segments and specific areas of the city.

ELECTED OFFICIALS

Jim Thornton
Mayor

W. T. Edmondson
City Council

Bobby Traylor
City Council

Tom Gore
City Council

Norma Tucker
City Council

LeGree McCamey
City Council

Nick Woodson
City Council

COMPREHENSIVE PLAN STEERING COMMITTEE AND PUBLIC PARTICIPATION

A Comprehensive Plan Steering Committee was organized to assist and guide the update of the comprehensive plan. A series of meetings took place to address the components of the plan update. The Steering Committee included various members of the community such as government officials, city staff, local businesspersons and other community stakeholders.

A community wide survey was developed and conducted at the beginning of the plan update process to which there were more than 800 respondents. A detailed survey analysis can be found in the appendix to this document. Two public hearings were held in regards to the comprehensive plan update process in which citizens could obtain information about the planning process, review, and comment on the plan. A public visioning meeting was also held to gather citizen input to incorporate into the plan.

PLAN STEERING COMMITTEE

Cathy Smith

Executive Director, DASH

Kathy Tilley

*Executive Director,
Troup County Strategic Planning*

LeGree McCamey

City Council Member

Zsa Zsa Heard,

*Executive Director,
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President, Smith Design Group

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*Director of Promotions and Marketing,
LaGrange Downtown Development Authority*

COMMUNITY SNAPSHOT AND CENSUS DATA

The City of LaGrange is located in West Central Georgia and is the county seat of Troup County. Along the Interstate 85 corridor, LaGrange is approximately 65 miles southwest of Atlanta and 90 miles northeast of Montgomery. The City was named for the country estate of Marquis de LaFayette, a hero in the American Revolution who visited the area in 1828 and whose statue is part of the fountain on the downtown square.

The City of LaGrange’s diverse cultural heritage makes it a tourism destination with such sites such as Hills and Dales Estate, Bellevue, Legacy Museum on Main, Exploration in Antiquities Center, LaGrange Art Museum, and the LaGrange Symphony Orchestra to name a few.

From its time as a leader in early industrial growth in the South, the City of LaGrange’s economy continues to grow and expand from a focus on textiles in the early 20th century into other sectors. The location of KIA Motors Manufacturing in nearby West Point will continue to influence the business economy in LaGrange.

CITY OF LAGRANGE DEMOGRAPHIC SUMMARY				
	2000 Census	2010 Census	2013 ACS	2014 Est.
POPULATION				
Total Population	25,998	29,588	29,903	30,557
Median Income	\$29,713	\$30,752	\$32,448	NA
Median Age	34	33	32	NA
HOUSING				
Total Units	11,005	12,846	12,610	NA
Occupied	10,102	11,243	10,875	NA
Vacant	903	1,603	1,735	NA
Owner	4,803	4,728	4,427	NA
Rented	5,299	6,515	6,448	NA

Source: U.S. Census and American Community Survey

NEEDS AND OPPORTUNITIES

SWOT ANALYSIS

(Strengths, Weaknesses, Opportunities, Threats)

To address needs and opportunities within LaGrange, a SWOT analysis was conducted by the community stakeholders to identify the strengths, weaknesses, opportunities and threats which exist. The information gathered was utilized in developing the subsequent needs and opportunities list.

STRENGTHS

- ✓ Small town atmosphere
- ✓ Nearby West Point Lake
- ✓ Arts community; performing arts including symphony and ballet
- ✓ Museums, (Explorations in Antiquity, Legacy Museum on Main, LaGrange Art Museum and Lamar Dodd Art Museum)
- ✓ Historic Downtown – boutiques and independent restaurants (better than chains and big box)
- ✓ Adequate infrastructure (water and sewer capacity; roads)
- ✓ Small, easy to get around town quickly
- ✓ LaGrange College
- ✓ West Georgia Technical College
- ✓ Airport
- ✓ Access to I-85 and I-185
- ✓ Strong Rail Presence
- ✓ Strong Industrial Base

WEAKNESSES

- ✓ Insufficient and/or run-down park space
- ✓ Lack of retail; leave town to shop
- ✓ Unattractive gateways
- ✓ Lack of sidewalks and bike paths; car dependent
- ✓ Lack of entertainment options
- ✓ Lack of jobs paying a living wage
- ✓ Lack of understanding of needs for quality affordable housing
- ✓ Loss of neighborhood elements that encourage community – churches, parks, schools
- ✓ Lack of affordable childcare, need 24-hour childcare
- ✓ Lack of public transportation
- ✓ Bottleneck at Morgan and Greenville St/Lafayette Pkwy
- ✓ Broad and Country Club intersection
- ✓ Too much traffic on Vernon coming through downtown
- ✓ Haralson Street at Lewis Street (low visibility, confusing signage)

OPPORTUNITIES

- ✓ Boyd Park and Sweetland Amphitheater
- ✓ Wayfinding Sign Project
- ✓ West Point Lake, currently under-utilized, make it more of a destination for local residents by adding public amenities (outfitter to provide kayak and canoe rentals, peddle boats)
- ✓ Hamilton Road widening project to “un-freeze” that gateway corridor
- ✓ THINC Academy
- ✓ Prepare graduates for work force
- ✓ Mission Zero Corridor
- ✓ Continue Diversification of Industrial Base
- ✓ Hospital
- ✓ Increased positive social media, personal relations
- ✓ Repurpose closed neighborhood schools
- ✓ Create community gathering spaces (parks/gardens) in neighborhoods
- ✓ Upgrade/Expand soccer complex
- ✓ Current leadership’s openness to change
- ✓ Expand adult recreation options (soccer, kickball, softball)
- ✓ Chattahoochee Riverkeeper Office – more focus on the lake, river, and environmental education
- ✓ Plan and partner with Troup County, Hogansville, West Point
- ✓ Center for Strategic Planning

THREATS

- ✓ High rate of poverty as compared to the state (31.6% vs. 18.2%)
- ✓ Degraded neighborhoods with boarded up houses, houses in disrepair
- ✓ Degraded commercial corridors with sign clutter, little to no landscaping and outdated design and architecture
- ✓ Concentration of title loan stores on New Franklin Rd.
- ✓ Perception of school system
- ✓ Unprepared workforce
- ✓ High teen pregnancy rate
- ✓ Drug and gang crimes have increased
- ✓ High School graduation rate is too low

LIST OF NEEDS AND OPPORTUNITIES

POPULATION

Needs

- Need to continue to promote the development of housing options for the existing population and for new residents.
- Need for increased recreational activities for an ever growing and changing population
- The City needs to develop and encourage a greater “live, work, and play” community to retain the young population and attract new population
- There is a need to expand mentoring programs such as the THINC Academy to aid at risk youth, reduce the dropout rate, and reduce overall crime.
- A lack of living wage jobs prevents growth in the middle class
- A lack of affordable childcare keeps many out of the job market but could also be a catalyst for new business opportunities
- A high poverty rate compared to the state average keeps down the potential for growth especially in the retail sector
- There is a need to increase mixed use development and housing downtown for the younger millennial generation
- Need to expand job training opportunities

Opportunities

- According to the US Census, the City of LaGrange’s population grew from 25,988 in the year 2000 to 29,588 in the year 2010.
- Upcoming 12-For-Life program will help at risk youth obtain work skills for entering the job market
- Expansion of job training through non-profits

ECONOMIC DEVELOPMENT

Needs

- There exists an overall lack of retail establishments so many LaGrange residents have to leave the city to shop
- There is a lack of a diverse and adequate mix of land uses within different neighborhoods
- The need for the diversification of employment opportunities exists such as in the field of high-tech.
- Need to provide employment opportunities for all segments of the population

Opportunities

- Attracting new industries and businesses with a continuous supply of skilled and educated workforce.
- The use of public incentives could assist in improving the overall attractiveness of commercial and shopping areas of the city
- The City of LaGrange has the opportunity to promote itself as a retirement community with such assets as West Point Lake.
- An opportunity for a lodge at West Point Lake for use as a retreat/conference center to increase tourism and tax revenue should be researched.
- Existing educational institutions such as West Georgia Technical College and the THINC Academy foster workforce development skills for the local labor force
- The existence of Kia Motors Manufacturing continues to allow for the expansion of industry by way of suppliers and other associated auto related businesses.
- Implementation of the recommendations of the 2015 Cushman-Wakefield Study

HOUSING

Needs

- The City of LaGrange is in need of a city-wide housing survey/assessment
- A large portion of the current housing supply is in need of redevelopment as seen on the character areas map
- There is a need to address degraded neighborhoods, housing disrepair, and blight
- There exists a need to expand local programs dedicated to providing and maintaining affordable housing
- There is a lack of quality, available, affordable housing adjacent to major employment centers
- There is a need to improve the condition of housing in particular neighborhoods
- Property maintenance and adequate code enforcement needs to be increased throughout the city to address blight

Opportunities

- DASH, Community Action for Improvement (CAFI), and the LaGrange Housing Authority offer opportunities for the revitalization of blighted neighborhoods and substandard housing.
- Opportunities exist to increase the mix of housing sizes, types, and price ranges within the city

COMMUNITY FACILITIES AND SERVICES

Needs

- Community and neighborhood parks within the city need to be properly maintained.
- There exists a need for community gathering space
- Network of sidewalks needs to be expanded especially in underserved commercial corridors and residential areas
- There is a need for additional bike paths/trails within the city

- There is a need to assess the active recreational facilities and ensure that facilities are equal across different sports. i.e. look at soccer/football compared to baseball/softball.
- Neighborhood parks are limited or underutilized
- The city needs a city-wide parks and recreation assessment

Opportunities

- Collaboration with Troup County Parks and Recreation for park development and maintenance
- Implementation of the Granger Park Master Plan
- Development of a “Friends of Parks” groups to promote, expand and maintain park amenities within the city

NATURAL AND CULTURAL RESOURCES

Needs

- Inform the public on the importance of historic preservation and support the reuse of historic structures
- Greenspace within the city needs to be assessed and preserved to increase passive recreation and opportunities for trail development
- Litter reduction along roadways

Opportunities

- Closed neighborhood schools and vacant mill buildings offer an opportunity for the productive reuse of historic structures
- Promotion of national register historic districts and the tax incentive programs for the rehabilitation of historic structures
- Inform citizens of the existence of urban waterways and encourage the use of the Adopt-a-Stream Program
- The Chattahoochee RiverKeeper office in LaGrange offers the opportunity for increased education and promotion regarding local water resources such as West Point Lake, the Chattahoochee River, and its tributaries.
- The Adopt-a-Mile program offers opportunities for litter reduction

LAND USE

Needs

- Developments along roadways need to be attractive and include landscaping
- Residential and commercial development needs to be located in locations where public facilities and infrastructure already exist.
- Corridors into the city need to have special designations or overlays to encourage attractive entries and provide a clear boundary between the urban and rural areas.
- Unattractive gateways give a negative first impression for those entering the city
- Compact development needs to be encouraged to allow for higher density and greater greenspace

Opportunities

- Infill and revitalization opportunities exist within neighborhoods by working with DASH and the LaGrange Housing Authority
- A gateway corridor planning study offers the opportunity for improved design standards and aesthetics within the built environment
- Form-based codes offer an opportunity for an alternative to traditional zoning and development regulations

TRANSPORTATION

Needs

- Bike and pedestrian trails need to be developed throughout the city creating greater connectivity between neighborhoods, commercial centers, and schools.
- Traffic congestion in some corridors is excessive especially for east and west routes such as Vernon Road
- Particular streets within the city need to be improved to accommodate pedestrian and bicycle travel.
- New roadways need to be constructed with bike paths and sidewalks

- Alternative or improved traffic flow at particular intersections such as LaFayette Parkway and Greenville/Morgan Streets should be addressed.

Opportunities

- The “Complete Streets” model of roadway offers opportunities to improve the design of new and existing streets
- The installation of bike racks throughout the city would encourage increased bicycle use
- The existence of active rail allows for increased industrial expansion
- Specific accommodations for electric cars such as plug in stations needs to be considered

INTERGOVERNMENTAL COORDINATION

Needs

- Jurisdictions which share mutual boundaries need to partner and plan together to maximize growth potential

Opportunities

- Promotion of partnerships between the city and community stakeholder groups
- Opportunities for coordination and planning with adjacent communities exist by way of the Troup County Strategic Planning group

QUALITY OF LIFE

Needs

- The City of LaGrange currently lacks venues for entertainment but opportunities for increased activity will occur with the development of the Sweetland Amphitheater

- The City of LaGrange has high quality recreational facilities for sports such as tennis but needs to develop parks for increasingly popular sports such as soccer.
- Perceptions exist of a lack of small neighborhood parks for community gathering
- Passive recreational opportunities such as bike and pedestrian paths are lacking
- Need to increase job opportunities
- Lack of many retail establishments forces citizens to shop elsewhere

Opportunities

- The City of LaGrange has the potential to become a live-work-play community with such amenities as West Point Lake, historic downtown, and rich cultural arts scene.

Community Goals

VISION STATEMENT

Below is a vision statement developed by the community stakeholders which states what the community desires to become:

The City of LaGrange will strive to be a community focused on maintaining its small town character and charm while encouraging quality development and sustainable growth and promoting its rich cultural heritage.

On the following pages are the goals and policies which have been developed to guide policy decisions and promote the vision for the City of LaGrange.

Quality community objectives from the Department of Community Affairs are selected for each goal which further explains development principles to be applied. The quality community objectives definitions are found in the appendix of this document.

LIST OF COMMUNITY GOALS AND POLICIES

Goal #1: Promote economic expansion and quality development throughout the City of LaGrange

Policy 1.1: Maintain downtown LaGrange and Lafayette Square as the economic and social focal point of the city by keeping it the center of culture, government, and community activity.

Policy 1.2: Encourage growth and redevelopment closer to the city core.

Policy 1.3: Encourage the increased diversification of employment opportunities.

Policy 1.4: Consider expanding façade grant program into other areas of the city

Policy 1.5: Encourage the redevelopment and reinvestment of vacant, abandoned or underutilized sites which will strengthen the City’s tax base

Policy 1.6: Support the expansion and creation of businesses which enhance our economic well being

Policy 1.7: Support programs and partnerships with the LaGrange Downtown Development Authority, the Chamber of Commerce, the Industrial Development Authority, DASH, LaGrange Housing Authority, Troup County Strategic Planning, and other organizations.

Quality Community Objectives	
<ul style="list-style-type: none"> • Economic Prosperity • Resource Management • Efficient Land Use 	<ul style="list-style-type: none"> • Sense of Place • Community Health • Local Preparedness

Goal #2: Manage land use, infrastructure, and resources efficiently and sensitively

Policy 2.1: Continue environmental education regarding natural resources located within the city

Policy 2.2: Utilize existing infrastructure when promoting new business and industry

Policy 2.3: Adopt and enforce ordinances which promote quality growth and proper use of resources

Policy 2.4: Encourage the rehabilitation of historic resources and the utilization of historic preservation grants and tax incentives.

Policy 2.5: Invest in parks, open space, public space, and protect environmentally sensitive areas

Policy 2.6: Ensure consistent code enforcement

Policy 2.7: Promote the adaptive re-use of older structures including vacant mill buildings and closed schools

Policy 2.8: Support solid waste reduction and recycling initiatives

Policy 2.9: Support the protection and preservation of tree coverage

Quality Community Objectives	
<ul style="list-style-type: none"> • Economic Prosperity • Resource Management • Efficient Land Use 	<ul style="list-style-type: none"> • Sense of Place • Community Health

Goal #3: Promote the availability of quality, safe, affordable, and diverse housing options in the City of LaGrange.

Policy 3.1: Encourage the reinvestment and redevelopment of declining neighborhoods such as former mill villages.

Policy 3.2: Address degraded neighborhoods, housing maintenance, substandard or dilapidated housing and blight.

Policy 3.3: Support and expand programs such as DASH and the LaGrange Housing Authority which play a key role in neighborhood reinvestment and redevelopment

Policy 3.4: Complete a city-wide housing assessment to address housing needs

Policy 3.5: Encourage common open spaces, walking paths and bicycle lanes to promote connectivity and neighborhood cohesiveness.

Policy 3.6: Encourage a wide variety of housing types to accommodate a range of income levels

Policy 3.7: Encourage a variety of efficient urban residential densities

Policy 3.8: Promote appropriate infill housing and development

Quality Community Objectives	
<ul style="list-style-type: none"> • Housing Options • Economic Prosperity • Resource Management 	<ul style="list-style-type: none"> • Sense of Place • Community Health • Efficient Land Use

Goal #4: Maximize transportation network efficiency, options and alternatives

Policy 4.1: Maintain and expand sidewalk network to increase pedestrian safety and accessibility

Policy 4.2: Increase pedestrian and bicycle connectivity through the development and expansion of multi-use paths throughout the city

Policy 4.3: Utilize the “Complete Streets” concept when developing and upgrading the road network

Policy 4.4: Promote walkable, compact, mixed use development

Policy 4.5: Consider developing and adopting a city-wide bicycle and pedestrian plan

Policy 4.6: Promote alternative transportation modes and mobility access for all citizens

Policy 4.7: Encourage multi-modal transportation networks, design standards, and context sensitive solutions along major travel corridors

Quality Community Objectives	
<ul style="list-style-type: none"> • Transportation Needs • Economic Prosperity • Resource Management • Efficient Land Use 	<ul style="list-style-type: none"> • Sense of Place • Community Health • Local Preparedness

Goal #5: Enhance education standards and job training availability

Policy 5.1: Support the local board of education

Policy 5.2: Encourage early learning and support after school programs for kids

Policy 5.3: Support workforce development programs and secondary education institutions and non-profit organizations which offer job training

Policy 5.4: Seek workforce development and job training opportunities for specific skill sets needed for local industry employment

Policy 5.5: Promote and expand the THINC Academy to address at-risk youth

Quality Community Objectives	
<ul style="list-style-type: none"> • Economic Prosperity • Resource Management • Local Preparedness 	<ul style="list-style-type: none"> • Sense of Place • Community Health • Regional Cooperation

Goal #6: Strive to obtain the highest level of quality of life for every citizen of the City of LaGrange.

Policy 6.1: Maintain access to goods and services

Policy 6.2: Expand and maintain recreational facilities

Policy 6.3: Promote local festivals and community activities

Policy 6.4: Strive to create a greater “live, work, and play” community to maintain existing population and attract new residents

Policy 6.5: Seek opportunities to allow the City of LaGrange to become a retirement community

Policy 6.6: Recruit new businesses and retail to enhance local economy and increase customer choice

Quality Community Objectives	
<ul style="list-style-type: none"> • Economic Prosperity • Resource Management • Efficient Land Use • Local Preparedness 	<ul style="list-style-type: none"> • Sense of Place • Transportation Needs • Community Health • Regional Cooperation

City of LaGrange Character Areas and Land Use

NARRATIVE AND DESCRIPTION

Character areas are specific geographic areas within a community which have a distinct look, feel, and function. According to the Department of Community Affairs, character areas have unique or special characteristics, have potential to evolve into a unique area when provided specific and intentional guidance, or require special attention due to unique development issues. Character areas which were identified in the City of LaGrange are: historic downtown, traditional neighborhood-stable, traditional neighborhood-redevelopment, neighborhood centers, established neighborhood, developing neighborhood, parks and recreation, industrial, activity centers, professional park development, commercial development, commercial redevelopment, and gateway corridors.

The following list identifies character areas found within the City of LaGrange. Each character area listed contains a description and desired development patterns, recommended land uses, and a list of implementation measures. Current photos are also included which depict each distinct character area.

DOWNTOWN

The traditional central business district and immediately surrounding commercial and other mixed uses.

Historic downtown is the traditional central business district of LaGrange and has always been the heart and soul of the city. Downtown has been and continues to be the center of social life and government in LaGrange. Uniquely, it acts also as an ode to American culture and history as much of the built environment can be attributed to the freed slave bridge builder Horace King and at its center stands a monument to Revolutionary War hero, Marquis De LaFayette.

Improvements in recent years including the promenade, parking deck, and the new theater have continued to make downtown LaGrange a destination. The historic Kress Department Store building has been transformed into a world class event center which retains the old charm of the building while adapting to a new use. There is potential to increase number of residents living downtown as upper office spaces are converted into loft units.

Land Uses:

- Commercial
- Mixed Use
- Public/Institutional
- Parks
- Residential
- Office



Figure 1: LaFayette Square in Downtown LaGrange

Development Strategies:

- Encourage medium to high density type developments
- Promote mixed use to increase the amount of citizens living within downtown
- Encourage compatible infill development
- Continue to utilize the square for community gathering and events
- Maintain sidewalks and streetscape to encourage pedestrian use and safety
- Promote historic tax incentives for the rehabilitation and preservation of historic structures
- Promote and encourage the use of a façade grant program for the maintenance of the fronts of commercial buildings
- Encourage parking in the rear of buildings especially on downtown approach streets
- Increase loft style residential
- Continue to utilize grants and other funding sources such as the Georgia Downtown Revolving Load fund for revitalization efforts.
- Enhance the pedestrian-friendly environment



Figure 2: Historic Kress Building. Now Del'Avant Event Center



Figure 3: Downtown building containing historic metal facade.

TRADITIONAL NEIGHBORHOOD - STABLE

Residential area in the older part of the community typically developed prior to World War II which contains high pedestrian orientation, sidewalks, street trees, street furniture, on-street parking, small regular lots, limited open space, and buildings close to or near the front property line with low building separation.

Traditional neighborhoods have developed around the historic downtown LaGrange since its founding. Architecture ranging in wide and contrasting historic styles makes up the bulk of the built environment. Styles range from antebellum Greek revival, Tudor revival, federal, Victorian and craftsmen. Two National Register of Historic Places districts exist within this area. The Vernon Road Historic District and the Broad Street Historic District. Of particular importance is Bellevue, a National Historic Landmark. Much of the antebellum structures exist today due to the efforts of the Nancy Harts, a group of women who banded together to save the city from destruction from General Sherman's federal forces during the Civil War. Noted architect Neel Reid designed the impressive Hills and Dales Estate, home of textile entrepreneur Fuller E. Callaway Sr. LaGrange College, Georgia's first private college, is located within this area and between the two historic districts.



Figure 4: Traditional home in LaGrange

Land Uses:

- Single-Family Residential
- Multi-Family Residential
- Neighborhood Commercial
- Parks
- Public/Institutional

Development Strategies:

- Promote landscaping and utilize strict code enforcement
- Promote conformity to the traditional neighborhood development (TND) principles.
- Promote the use of historic tax incentives for the preservation and rehabilitation to historic structures within National Register listed districts
- Maintain and expand sidewalk network
- Encourage appropriate infill opportunities for vacant property
- Expand pedestrian and bicycle infrastructure



Figure 5: Greek revival architecture in the Vernon Road National Register District



Figure 6: Traditional craftsman architecture

TRADITIONAL NEIGHBORHOOD - REDEVELOPMENT

A neighborhood that has declined sufficiently and housing conditions are substandard, may contain large areas of vacant land or deteriorating unoccupied structures.

This character area designates older established neighborhoods which contain blight and are in need of redevelopment and reinvestment. These redevelopment areas contain old schools and mill structures which are in need of repurposing. The predominance of LaGrange as an early textile center in the south also meant a concentration of mill related residential development. While the mills were in operation, homes were occupied and maintained which created a sense of pride for the employees. As the textile industry all across the United States moved overseas so did the economic vitality of these neighborhoods.

Residential villages associated with former mills include Hillside, Calumet, Dunson, Elm City, Unity, and Dixie. Within many of these neighborhoods there are small neighborhood centers which contain a mix of uses such as retail, churches, and parks. Hillside is one neighborhood which has seen revitalization and redevelopment with the assistance of DASH.



Figure 7: Redevelopment neighborhood street

Land Uses:

- Single-Family Residential
- Multi-Family Residential
- Mixed Use
- Neighborhood Commercial
- Public/Institutional
- Parks



Figure 8: Historic mill administration building

Development Strategies:

- Promote the use of neighborhood associations and neighborhood watch groups
- Promote landscaping and utilize strict code enforcement
- Promote conformity to the traditional neighborhood development (TND) principles.
- Encourage eligible neighborhoods, mill villages, and individual structures to be nominated and listed on the National Register of Historic Places.
- Maintain and expand sidewalk network
- Encourage home ownership
- Encourage appropriate infill opportunities for vacant property
- Expand pedestrian and bicycle infrastructure
- Seek partnerships and initiatives for the reuse of old school and mill structures.
- Eliminate dead end streets to increase connectivity and neighborhood cohesiveness
- Encourage appropriately scaled commercial nodes within the neighborhood

NEIGHBORHOOD CENTERS

A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open space with pedestrian accessibility.

Neighborhood commercial centers exist across the City of LaGrange. The majority of these developed near major mill operations to serve the needs of the mill workers who lived in the surrounding mill villages. These centers have historically acted as mixed use small town centers within each neighborhood. Early 20th century commercial structures, churches, and other establishments concentrate to form these neighborhood centers. Unique opportunities exist in these locations for redevelopment to include new retail and community centered activities. These centers also create a sense of place within these different neighborhoods. There are four neighborhood centers which were delineated in LaGrange; Hill St (3 Points), Hillside, Calumet, and Unity.



Figure 9: Hillside neighborhood center commercial structure.

Land Uses:

- Mixed Use
- Neighborhood Commercial
- Public/Institutional
- Parks
- Office

Development Strategies:

- Maintain a mix of retail, services, civic and public spaces
- Enhance and maintain the pedestrian infrastructure so there is connectivity between the neighborhood center and surrounding residential

- Encourage the listing of structures and districts to the National Register of Historic Places
- Encourage the adaptive reuse of buildings for new purposes
- Require appropriate and architecturally compatible infill.
- Consider established overlay districts to maintain design standards



Figure 10: Commercial structures at the intersection of Miller and Murphy



Figure 11: Commercial structures at Hill Street

ESTABLISHED NEIGHBORHOOD

Area where typical types of suburban residential development have occurred. Characterized by low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied street patterns, often curvilinear.

Post World War II suburban style residential development is located largely on the northern side of LaGrange. These residential areas expanded outward from the traditional neighborhoods located closer to the historic core of the city. Some neighborhoods are not within typical subdivisions but are characterized by typical suburban development such as curvilinear streets, large lots, and minimal connectivity.

Land Uses:

- Single-Family Residential
- Public/Institutional
- Parks

Development Strategies:

- Promote the use of neighborhood associations and neighborhood watch groups
- Promote landscaping and utilize strict code enforcement
- Maintain and expand sidewalk network especially into adjacent community spaces
- Encourage home ownership
- Encourage appropriate infill opportunities for vacant property
- Expand pedestrian and bicycle infrastructure



Figure 12: Aerial view of established residential in northern LaGrange

DEVELOPING NEIGHBORHOOD

Areas where typical types of suburban residential subdivision development are likely to occur due to the availability of water and sewer service. Without proper planning, this area is likely to contain low pedestrian orientation, high open space, moderate degree of housing separation, predominantly residential with scattered civic and commercial, along with varied street patterns which are curvilinear and characterized by low connectivity.

Suburban style residential development areas exist along the outer edges of the City of LaGrange. These areas are characterized by subdivision development with little or no commercial activity.

Land Uses:

- Single-Family Residential
- Multi-Family Residential
- Mixed Use
- Parks
- Neighborhood Commercial



Figure 13: Developing subdivision

Development Strategies:

- Promote the development of conservation subdivisions to conserve greenspace.
- Encourage the use of the traditional street grid when residential development occurs adjacent to traditional established neighborhoods.
- Encourage connectivity between new and existing developments, avoiding cul-de-sacs or dead end streets.
- Promote the development of higher density residential close to downtown to encourage increased connectivity and neighborhood cohesiveness.
- Promote street design which encourages traffic calming
- Promote moderate density, traditional neighborhood development (TND) style residential subdivisions

- Encourage master-planned development which could include mixed-uses, blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision

COMMERCIAL DEVELOPMENT

Areas where typical suburban commercial development occurs due to available infrastructure and high traffic counts. Without proper planning, this area is likely to contain low pedestrian orientation, large separation between buildings and the roadway, low connectivity and unappealing architecture and sign clutter.

LaGrange has experienced recent commercial development primarily along Lafayette Parkway between I-85 and downtown that encompasses a variety of uses, including car dealerships, general retail and professional office. Any new development or redevelopment within the commercial development character area should include the use of quality exterior building materials and should provide landscaping and improved site design that is pedestrian oriented and avoids large expanses of parking between the building and the road.

Land Uses:

- Commercial
- Mixed Use
- Public/Institutional
- Parks
- Office

Development Strategies:

- Increase the amount of landscaping by the enforcement of the new landscape ordinance
- Minimize front parking and encourage rear parking
- Construct sidewalks to promote pedestrian access along the corridors and to connect adjacent residential neighborhoods

- Construct pedestrian safety islands within the medians of major road ways to encourage increased safety and access.
- Replace portions of center turn lanes with landscaped islands to improve safety and aesthetics
- Encourage pedestrian and automobile separation
- Update and enforce the sign ordinance
- Relocate overhead utilities underground

COMMERCIAL REDEVELOPMENT

Areas which contain declining, unattractive, vacant or under-utilized strip shopping centers and are characterized by high degree of access by vehicular traffic, on-site parking, low degree of open space, and large land tracts.

Within the City of LaGrange there exist older commercial areas which include abandoned strip center developments and corridors containing commercial blight in need of redevelopment. Reinvestment in these segments of the city will need to be addressed. These particular areas in LaGrange are located along Commerce Avenue, New Franklin Road (US 27), Hogansville Road (US 29), and Lee's Crossing.

Land Uses:

- Commercial
- Mixed Use
- Public/Institutional
- Parks
- Office
- Residential

Development Strategies:

- Update and enforce the sign ordinance
- Increase the amount of landscaping by the enforcement of the new landscape ordinance



Figure 14: Commerce Avenue strip center

- Minimize front parking and encourage rear parking
- Construct sidewalks to promote pedestrian access along the corridors and to connect adjacent residential neighborhoods
- Construct pedestrian safety islands within the medians of major road ways to encourage increased safety and access.
- Retrofit older structures for new and more aesthetically appealing uses
- Increase the amount of park space within commercial nodes
- Relocate overhead utilities underground
- Replace portions of center turn lanes with landscaped islands to improve safety and aesthetics
- Encourage pedestrian and automobile separation
- Encourage mixed-use development including residential

GATEWAY CORRIDORS

Developed or undeveloped land paralleling the route of a street or highway in town that is already experiencing or likely to experience uncontrolled strip development if growth is not properly managed.

Given the City of LaGrange is located along two interstates, two US highways and two state highways, there exist many gateways into the city. All of these designated corridors contain a mix of uses as some residential segments have turned into commercial since first developed. These corridors include LaFayette Parkway (SR 109), Hamilton Road (US 27), New Franklin Road (US 27), Whitesville Road (SR 219) and West Point Road (US 29). Opportunities for redevelopment exist along each route. For instance, the Hamilton Road corridor will undergo significant change as the planned widening project is completed.



Figure 15: Hamilton Road redevelopment corridor

Land Uses:

- Commercial
- Mixed Use
- Public/Institutional
- Office
- Parks
- Residential

Development Strategies:

- Require landscaping and vegetative buffers along roadways and viewshed
- Update and enforce the sign ordinance especially to keep large and visually cluttering signage from the corridor
- Encourage mixed use type developments
- Expand bike and pedestrian infrastructure
- Encourage pedestrian, cyclist and automobile separation
- Replace portions of center turn lanes with landscaped islands to improve safety and aesthetics
- Relocate overhead utilities underground

PARKS AND GREENSPACE

Park space includes land dedicated to various outdoor uses such as recreational facilities, passive parks, pocket parks, and cemeteries.

LaGrange contains a number of park spaces which offer the citizens both passive and active recreational opportunities. Some of these parks include ballparks, pocket parks, and memorial parks. Large cemeteries, such as historic Hillcrest Cemetery, are also included in this character area. Currently there are no large land tracts dedicated to conservation or nature preserves as the city is mostly urban.



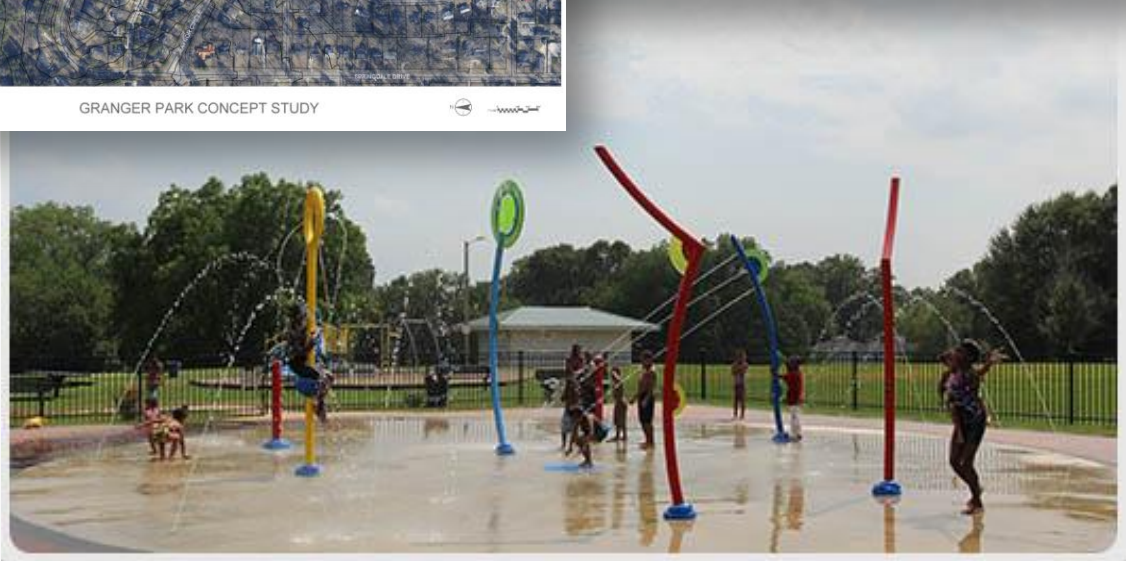
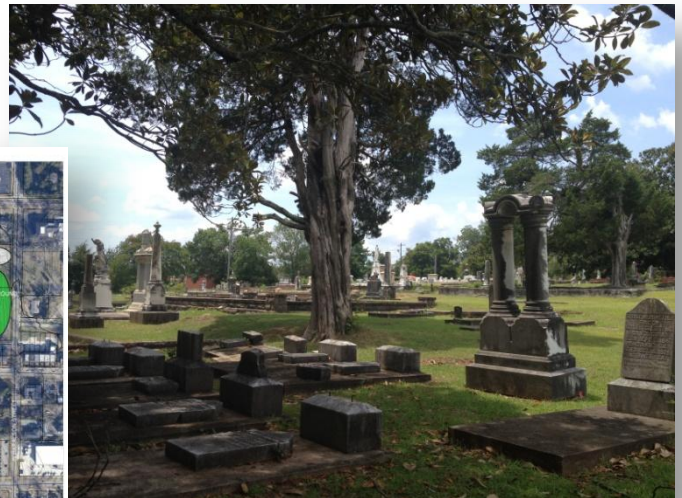
Figure 16: Callaway Memorial Tower Park

Land Uses:

- Passive parks and active recreation
- Cemeteries

Development Strategies:

- Promote the use of landscaping
- Revitalize and enhance existing parks
- Increase passive recreation opportunities
- Acquire vacant land to use as additional park space especially in underserved areas
- Create linkages to neighborhoods, schools, downtown, and other parks.
- Diversify the types of park amenities throughout the city



PROFESSIONAL PARK DEVELOPMENT

Typically campus-style development characterized by high degree of access by vehicular traffic and transit, on-site parking, and low degree of open space.

There exist three distinct areas within LaGrange characterized by professional park style development. West Georgia Medical Center is located on the western edge of the city. Multiple medical providers and associated businesses are located adjacent to the hospital which creates a medical professional style campus. On the eastern side of the city, an office park has been designed to allow for professional campus style development. A number of businesses have already located to the site including American Home Shield and MAU Workforce Solutions. This development is located strategically off LaFayette Parkway between downtown LaGrange and Interstate 85. The third area designated for office development is located off S. Davis Road and called Ridley Lake.



Figure 17: West Georgia Medical Center

Land Uses:

- Commercial
- Mixed Use
- Public/Institutional
- Parks
- Office

Development Strategies:

- Require landscaping and vegetative buffers along roadways and viewshed
- Update and enforce the sign ordinance especially to minimize large and visually cluttering signage
- Screen parking lots from entry corridors to minimize visual clutter
- Encourage a mix of uses to serve office employees to reduce automobile traffic on site
- Ensure pedestrian connectivity between uses and to adjacent residential or commercial areas.

INDUSTRIAL

Land used in manufacturing, assembly, processing, wholesale trade, and distribution activities.

Industry has historically been a major part of the economy of the City of LaGrange. With the influence of local entrepreneurs such as Fuller Callaway Sr., the City of LaGrange became an early industrial center in the south. The early years were focused on textile manufacturing and as many of those jobs went overseas the industrial sector became more diversified. Manufacturing is still the dominant type of industry in LaGrange and has made many advances. KIA Motors Manufacturing, in nearby West Point, has brought supplier companies into the city which continues to bring increased employment.

The industrial character area includes the Jim Hamilton Industrial Park, LaGrange Industrial Park and the newly expanded Callaway South Industrial Park.



Figure 18: Industrial building

Land Uses:

- Heavy and Light Industrial
- Office Park
- Parks

Development Strategies:

- Encourage a mix of uses adjacent to industrial areas to serve industry employees to increase access to retail and park space
- Promote the Federal Foreign Trade Zone (FTZ) for the recruitment of additional industries
- Update and enforce the sign ordinance

ACTIVITY CENTERS

Concentration of regionally-marketed commercial and retail centers, office and employment areas, higher-education facilities, sports and recreational complexes. These are characterized by high degree of access by vehicular traffic, on-site parking, low degree of internal open space, high floor-area-ratio, large tracts of land, campus or unified development.

Segments along the Interstate 85 corridor, particularly at exits 13, 14, and 18, within the City of LaGrange have the potential for increased mixed use development. Both commercial and residential development has occurred here and has been proposed for the future.

Land Use:

- Commercial
- Mixed-Use
- Multi-Family
- Parks
- Office

Development Strategies:

- Encourage relatively high-density mix of retail, office, services, and employment to serve a regional market area
- Include a diverse mix of higher-density housing types including affordable workforce housing
- Encourage pedestrian connectivity between different uses
- Require landscaping and vegetative buffers along roadways and viewshed
- Update and enforce the sign ordinance to keep transportation corridors free from visual clutter
- Screen parking lots from entry corridors to minimize visual clutter



Figure 19: Commercial activity along LaFayette Parkway

MISSION ZERO CORRIDOR AND INTERSTATE 85

Interstate 85 traverses the southern city limits of the City of LaGrange and acts as a key access gateway. This corridor is critical for commerce as well as importing and exporting goods to and from the city. There exist three interchanges within the city limits of LaGrange; Georgia Highway 109, US 27, and Georgia Highway 219. The KIA exit in the northern part of the City of West Point may serve the expanding Callaway South Industrial Park in the near future.

The City of LaGrange has a long successful industrial past which in its early days was spearheaded by Fuller E. Callaway. This period of industrial success was not served by the interstate. Industry continues to be a major part of LaGrange's economy due to business leaders such as the late Ray Anderson, founder of Interface. For his business leadership and philanthropy in Troup County, Interstate 85 has been named the Ray C. Anderson Memorial Highway.

A Mission Zero Corridor “Blueprints for Successful Communities” Plan was developed and named to honor Interface’s Mission Zero initiative.

Land Uses:

- Mixed Use
- Commercial
- Parks

Development Strategies

- Implement the “Mission Zero Corridor - Blueprints for Successful Communities” Plan

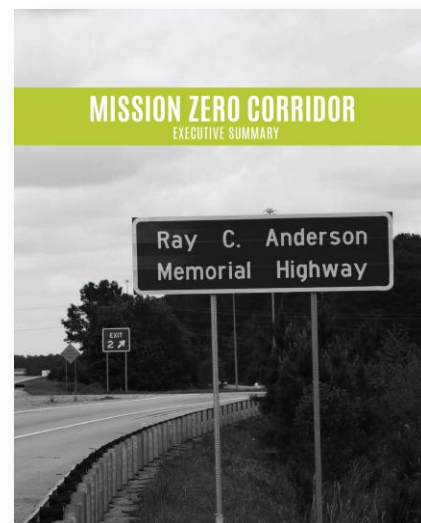
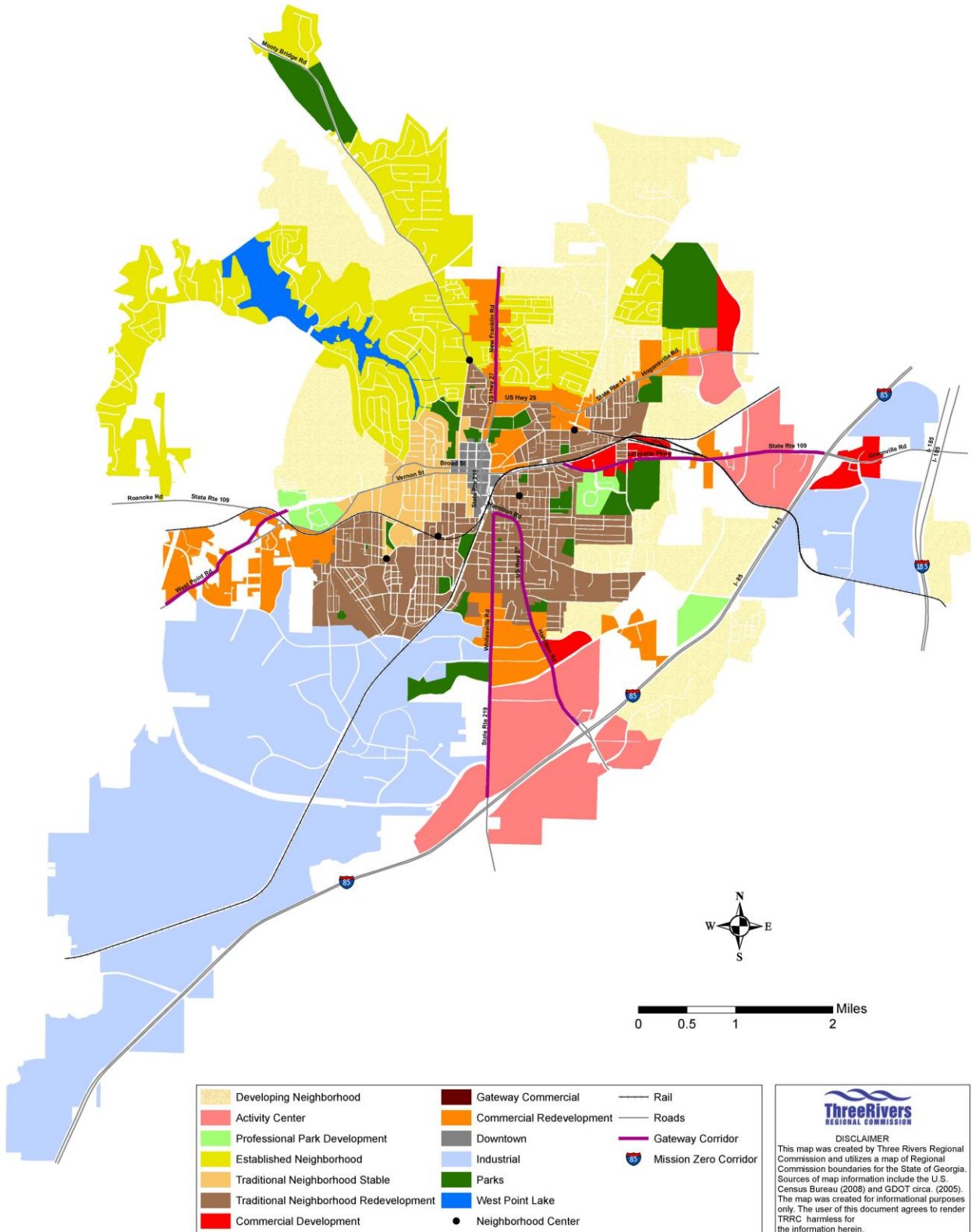


Figure 20: Mission Zero Corridor Plan

City of LaGrange: Character Areas



Three Rivers REGIONAL COMMISSION

DISCLAIMER
 This map was created by Three Rivers Regional Commission and utilizes a map of Regional Commission boundaries for the State of Georgia. Sources of map information include the U.S. Census Bureau (2008) and GDOT circa. (2005). The map was created for informational purposes only. The user of this document agrees to render TRRC harmless for the information herein.

Produced by : Three Rivers Regional Commission
 July 02 2015

Community Work Program

The City of LaGrange Community Work Program lays out the specific activities the community plan to undertake during the next five years. The project list includes initiatives, programs, ordinances, administrative actions that will be conducted to implement the plan. The first section is a Report of Accomplishments for the previous Short Term Work Program from the previous plan.

SHORT TERM WORK PROGRAM 2010-2014 REPORT OF ACCOMPLISHMENTS		
Project or Activity	Status	Explanation
Continue Utility Discount Program	Ongoing	
Assistance provided to DASH	Ongoing	
LaFayette Parkway - Exit 18 - roadside enhancement and beautification (Troup Alive and Green)	Complete	
Focus on redevelopment of existing tracts of land, e.g. Bryant Lake, Magnolia, Mill Creek, etc.	Ongoing	
Redevelopment of West Court Square - Old Mansour Department Store property	Ongoing	This is a site that has been the subject of potential development projects that have yet to come to fruition. A TAD has been approved for the site to incentivize redevelopment. The last interested developer was also trying to obtain New Market Tax Credits for funding, and was unsuccessful in securing those so that project fell through. There has continued to be interest in the site by other developers, and the City is hopeful that a project will be forthcoming soon.
Continued education for the Planning Commission	Ongoing	Board attended training in August 2013
Develop and comply with Capacity Management Operations and Maintenance (CMOM) program	Complete	

Provide implementation support for CMOM	Complete	
Develop and implement a public awareness, outreach, and education program for watershed	Complete	Public awareness, outreach and education will continue annually
Stream Monitoring Per Watershed Protection Plan Requirements	Ongoing	will continue annually
Streambank Protection Demonstration Project	Complete	one completed, another in the permitting process now to cost \$25,000
East Extension of Lukken Industrial Drive from Hamilton Rd. (US27/SR1) to Davis Rd. Bypass (SR14 Spur)	Complete	
West Extension of Lukken Industrial from West Point Rd. (US29/SR14) to the South Loop	Complete	
Waugh Road Realignment (North Bypass Phase III)	Complete	
Davis Rd./Upper Big Springs Rd. Intersection Improvements	Complete	
Southeast LaGrange Pedestrian Improvement/Bike Path Project	Underway	One small portion completed, remainder to do
Greenville Street Bridge Replacement	Postponed	Project anticipated to begin 2016
Hamilton Road (US27/SR1) Widening Project (R/W Acquisition)	Ongoing	This is a state project that has been moving slowly due to FHWA requirements for GDOT projects
Upon completion of system mapping, hydraulic modeling will be developed and 2006 Sewer Master Plan updated. This will allow LaGrange to proactively plan system improvements and develop Capital Improvements to prevent capacity issues and potential sanitary sewer overflows (sso's).	Underway	Modeling complete fall 2015. Request for funding to update sewer master plan 2016/2017
Paint LaFayette Parkway water storage tank interior/exterior	Complete	
Electric pole inspection and replacement	Ongoing	
Underground electric wire upgrade program	Complete	
Replace and relocate Mountville Pump Station	Complete	
Extend Pegasus Parkway 16" water main to Sewon	Complete	

Continue work on radio read water meter (Continue work on radio read meters)	Ongoing	
Paint Mountville water storage tank interior and exterior	Complete	
Install new gas line regulator station at SONAT tap	Complete	
Replace remaining 700 galvanized gas service lines	Complete	
Complete radio read water meter project	Ongoing	Same as (continue work on radio read water meter, so delete this line)
Paint Callaway water tank interior	Complete	
Paint Tower Street water tank exterior	Underway	
Systematic Sewer Trunk Line Extensions Per Master Plan & As Development Warrants	Postponed	There hasn't been a strong need. Include on CWP 2015-2020
Purchase Andros robot and associated equipment for the purpose of critical incident control measures (e.g. barricaded subjects, hostage rescue, high risk warrant service).	Postponed	Research has been conducted on several different robot models since 2010. Budget requests have been submitted for robots with cost ranging from \$200,000 to \$300,000. The agency has not purchased a robot based on the required budgeted necessities. The need for a robot is still present for the agency and is assessed annually in conjunctions with the budgetary preparation process.
Purchase upgraded patrol equipment (e.g. night vision equipment, rifles, gas masks, etc.)	Complete / Underway	Patrol rifles were purchased during fiscal year 2013. A few of the rifles had been assigned to members of the department who have received training to use them.
Third floor construction - rehabilitate existing jail area for file storage, evidence and property retention.	Underway / Ongoing	The police department should complete a comprehensive assessment of the facility's construction to determine the feasibility of redesigning the primary property and evidence storage facility.

Purchase seven new vehicles for unmarked use.	Complete	It is not anticipated that the need for this annual assessment and movement of vehicles will change. Therefore, it is recommended that this "project" be removed from the comprehensive plan as it is a part of the department's annual budgetary process.
Market Callaway South Industrial Park and Ridley Lake property for development	Ongoing	
Recruit retail ventures to develop in LaGrange using TAD	Ongoing	The City is working with Hull Property Group to create a TAD on the mall property in order to attract retail.
Increase efforts to market LaGrange Internationally for business and tourism recruitment	Ongoing	The City hired Atlas Marketing to develop an aggressive media strategy and rebrand. Part of the strategy is digital and print media to promote LaGrange.
Partner with Troup County to develop additional C&D landfill capacity	Complete	
Evaluate Comprehensive Plan and initiate update. Submit revised Short Term Work Program to RDC	Ongoing	
Construct 4G LTE data network within the City of LaGrange, Troup County, and surrounding counties to provide wireless data	Dropped/Not Complete	FCC took over licensing of the LTE frequencies and LaGrange could not get licensed
Replace ageing Terawave PON network with Calix GPON network	Complete	
Overlay existing SONET network with 10G active Ethernet network to provide advanced data services to existing and future telecommunication customers	Complete	
Extend City of LaGrange fiber network into annexed areas of the City and into more of the county to provide all telecommunication services	Underway	Our fiber network is constantly expanding into areas that were not previously covered depending on need. This will be an ongoing project.

A new Community Work Program was developed which lists projects and activities to occur during the next five years. The Community Work Program serves as the implementation program for the comprehensive plan.

COMMUNITY WORK PROGRAM 2016-2020				
ACTIVITY	YEARS	RESPONSIBLE PARTY	COST	FUNDING SOURCES
Complete a LaGrange Housing Assessment	2016-2017	City of LaGrange	TBD	City of LaGrange
Conduct Gateway Corridor Study/ Planning Framework	2016-2017	City of LaGrange	\$35,000	City of LaGrange
Construct Granger Park Multi-Use Trail	2016-2017	City of LaGrange	\$1 Million	RTP Grant/SPLOST/City of LaGrange
Develop Granger Park Dog Park	2016-2018	City of LaGrange	\$100,000	City of LaGrange/SPLOST
Undertake Granger Park Renovation (new/resurfaced parking areas, landscaping, irrigation, new restroom, site furnishing, stormwater pond improvements)	2017-2020	City of LaGrange	\$600,000	SPLOST/City of LaGrange
Re-write Sign Ordinance	2016	City of LaGrange	\$0	City of LaGrange
Consider drafting a Unified Development Ordinance (to include Form Based Zoning and re-write of existing zoning rules)	2016-2018	City of LaGrange	\$75,000	City of LaGrange
Consider drafting a City-wide Park Plan	2016-2018	City of LaGrange	\$40,000	City of LaGrange
Roadside Enhancement and Beautification – Exit 13 at Whitesville Road	2016	City of LaGrange	\$50,000	DOT through Troup Alive and Green (TAG)
Continuing Education for the Board of Planning and Zoning Appeals	2016-2020	City of LaGrange	\$500/year	City of LaGrange

Continue Utility Discount Program	2016-2020	City of LaGrange	\$65,000-\$75,000/year	City of LaGrange
Assist with Neighborhood Revitalization	2016-2020	City of LaGrange	\$300,000	DCA – CDBG/CHIP
Focus on Redevelopment of Existing Tracts (Bryant Lake, Magnolia, Mill Creek, etc.)	2016-2020	City of LaGrange / Development Partner	\$0	N/A
Redevelop West Court Square – Old Mansour Department Store Property	2016-2017	City of LaGrange / Development Partner	\$10 million	City of LaGrange / Callaway Foundation / Private Investor
Hamilton Road (US27/SR1) Widening Project (R/W Acquisition)	2016-2020	City of LaGrange / GA DOT	\$27.1 million	GA DOT
Consider drafting a Bike-Ped Connectivity Plan	2016-2018	City of LaGrange	\$45,000	City of LaGrange
Southeast LaGrange Pedestrian Improvement/Bike Path Project	2016-2017	City of LaGrange/GA DOT	\$2 million	City of LaGrange/GA DOT/SPLOST
Build Callaway Connector	2016-2017	City of LaGrange	\$6 million	Countywide SPLOST
Build Pegasus Parkway Extension	2016-2017	City of LaGrange	\$6 million	Countywide SPLOST
Construct Bull/Main/Depot Streets Roundabout	2016-2017	City of LaGrange	\$600,000	City of LaGrange/SPLOST
Construct Country Club Rd./Broad St. Roundabout	2016-2017	City of LaGrange	\$500,000	City of LaGrange/SPLOST
Replace Greenville Street Bridge	2016-2017	City of LaGrange/GA DOT	\$4 million	City of LaGrange/GA DOT

Implement Public Awareness, Outreach and Education Program for Watershed	2016-2020	City of LaGrange	\$12,500/year	City of LaGrange
Continue Stream Monitoring per Watershed Protection Plan Requirements	2016-2020	City of LaGrange	\$30,000/year	City of LaGrange
Perform Streambank Protection Project (north side of town)	2016-2017	City of LaGrange	\$25,000	City of LaGrange
Update Sewer Master Plan	2016-2017	City of LaGrange	TBD	City of LaGrange
Systematic Sewer Trunk Line Extensions Per Master Plan & As Development Warrants	2017-2018	City of LaGrange	\$2 million/year	City of LaGrange/DNR/GEFA/Development Authority
Electric Pole Inspection and Replacement	2016-2020	City of LaGrange	\$250,000/year	City of LaGrange
Continue Work on Radio Read Water Meters	2016-2020	City of LaGrange	\$250,000	City of LaGrange
Paint Ford Tank Exterior	2016-2017	City of LaGrange	\$522,000	City of LaGrange
Grantville and Hogansville Gas Meter / Regulator Station Upgrades		City of LaGrange	\$140,000	City of LaGrange
Upgrade/Eliminate 2" Galvanized Water Mains		City of LaGrange	\$2 million	City of LaGrange
Upgrade Electric Neutral Conductors and Eliminate Open Wire Secondaries		City of LaGrange	\$1 million	City of LaGrange

Purchase Andros Robot and Associated Equipment for the Purpose of Critical Incident Control Measures (e.g. barricaded subjects, hostage rescue, high risk warrant service)	2016-2020	City of LaGrange	\$250,000	City of LaGrange
Purchase Upgraded Patrol Equipment (e.g. night vision equipment, rifles, gas masks, etc.)	2016-2017	City of LaGrange	\$61,000	City of LaGrange
Third Floor Construction – Rehabilitate Existing Jail Area for File Storage, Evidence of Property Retention	2016-2017	City of LaGrange	\$50,000	City of LaGrange
Replace the Existing 800 MHZ Radio Communications System (no longer supported by manufacturer in latter 2015)	2016	City of LaGrange	\$2.5 million	City of LaGrange
Upgrade the Existing Target System at the Department’s Firearms Range	2016-2017	City of LaGrange	\$49,000	City of LaGrange
Repair or Replace the Existing Retaining Wall at the PD’s Lower Parking Area	2017-2018	City of LaGrange	\$150,000	City of LaGrange

Replace All Existing Keypad Locks with a Networked "Card Reader Access Control" to Improve the Department's Access Control System	2017-2018	City of LaGrange	\$25,000	City of LaGrange
Expand the Existing LPD Training Center to Increase Classroom Space and a Gymnasium-Style Training Room	2017-2018	City of LaGrange	\$90,000	City of LaGrange
Market Callaway South Industrial Park and Ridley Lake Property for Development	2016-2020	City of LaGrange	\$0	N/A
Recruit Retail Ventures to Develop in LaGrange Using TAD	2016-2020	City of LaGrange	\$0	N/A
Increase Efforts to Market LaGrange Internationally for Business and Tourism Recruitment	2016-2020	City of LaGrange	\$100,000	City of LaGrange / Development Authority
Renovate Eastside Park	2016-2017	City of LaGrange Troup County	TBD	SPLOST
Upgrade Utility Infrastructure Upgrades at Whitesville Rd and I-185	2016-2017	City of LaGrange	\$1,000,000	City of LaGrange
Evaluate and update the property maintenance ordinance	2017-2018	City of LaGrange	\$0	City of LaGrange

Appendices:

- I. Quality Community Objectives**
- II. Public Hearing Agenda**
- III. Public Visioning Meeting Agenda**
- IV. Community Survey Results Analysis**

The Quality Community Objectives

1. Economic Prosperity: Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.
2. Resource Management: Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.
3. Efficient Land Use: Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.
4. Local Preparedness: Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.
5. Sense of Place: Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.
6. Regional Cooperation: Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

7. Housing Options: Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

8. Transportation Options: Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

9. Educational Opportunities: Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

10. Community Health: Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

City of LaGrange
2015-2035 Comprehensive Plan Update
Public Hearing

January 12, 2015
5:30 PM
LaGrange City Hall

AGENDA

1. Welcome and Introduction
2. Purpose of the Comprehensive Plan Update
3. Comprehensive Plan
 - a. Timeline
 - b. Elements
 - c. Process
4. Next Steps
 - a. Steering Committee and Plan Development
 - b. Second Public Hearing
 - c. Transmittal to the Three Rivers Regional Commission and the Department of Community Affairs for Review
 - d. Regional, State, and Interested Party Review
 - e. Adoption
5. Question and Discussion Period

City of LaGrange
2015-2035 Comprehensive Plan Update
Public Visioning Meeting

Thursday, July 23, 2015
5:30 PM
LaGrange City Council Chambers

AGENDA

1. Welcome and Introduction
2. Purpose of the Comprehensive Plan Update
3. Comprehensive Plan Visioning
 - a. Citizen Survey Results
 - b. SWOT Analysis
 - c. Needs and Opportunities List
 - d. Character Areas Map
 - e. Vision Statement Exercise
4. Next Steps
 - a. Draft Plan
 - b. Second Public Hearing
 - c. Transmittal to the Three Rivers Regional Commission and the
 - d. Department of Community Affairs for Review
 - e. Regional, State, and Interested Party Review
 - f. Adoption
5. Question and Discussion Period



Survey Results

Comprehensive Plan 2015 – LaGrange, GA

- The survey was made available for about four weeks in February/March 2015
- 873 surveys were collected
- 415 were completed on survey monkey
- 458 were completed on paper

Background

17 is the youngest

Average age is 41

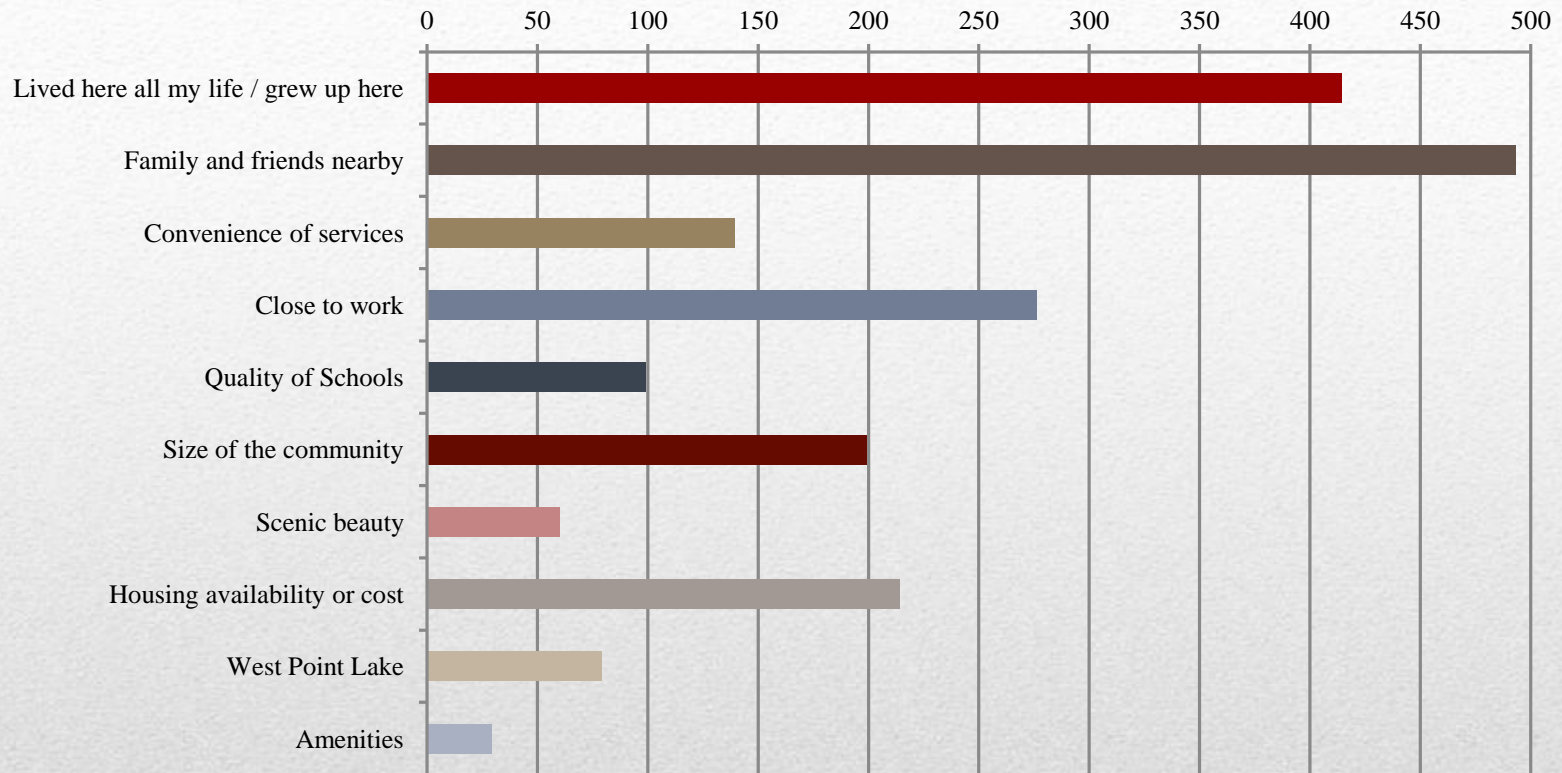
84 IS THE OLDEST

74% are female

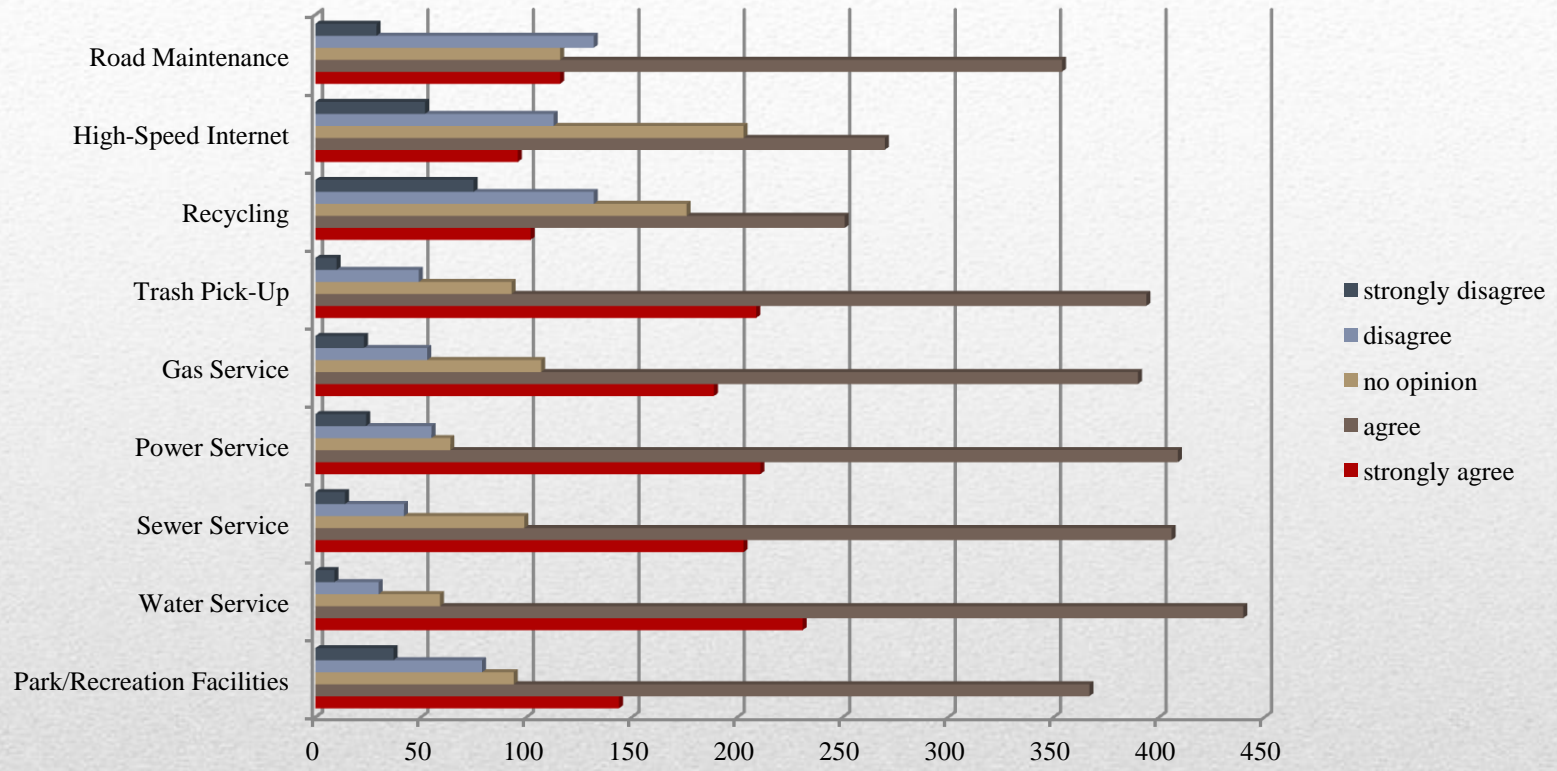
52% ARE AFRICAN AMERICAN

25 years is the average length of time in LaGrange

Respondent Demographics



Why do you choose to live in LaGrange?



Do you agree that these services adequately meet the needs of the residents?

"New plans for parks/trails by Granger Park are exciting; add a dog park! And the splash pad at Calumet Park is great – need more in other areas of the city."

Disc Golf

HIGH SPEED INTERNET

"Parks need major upgrades and renovations. Recycling pick up would encourage more participation."

Curbside Recycling

Greenspace

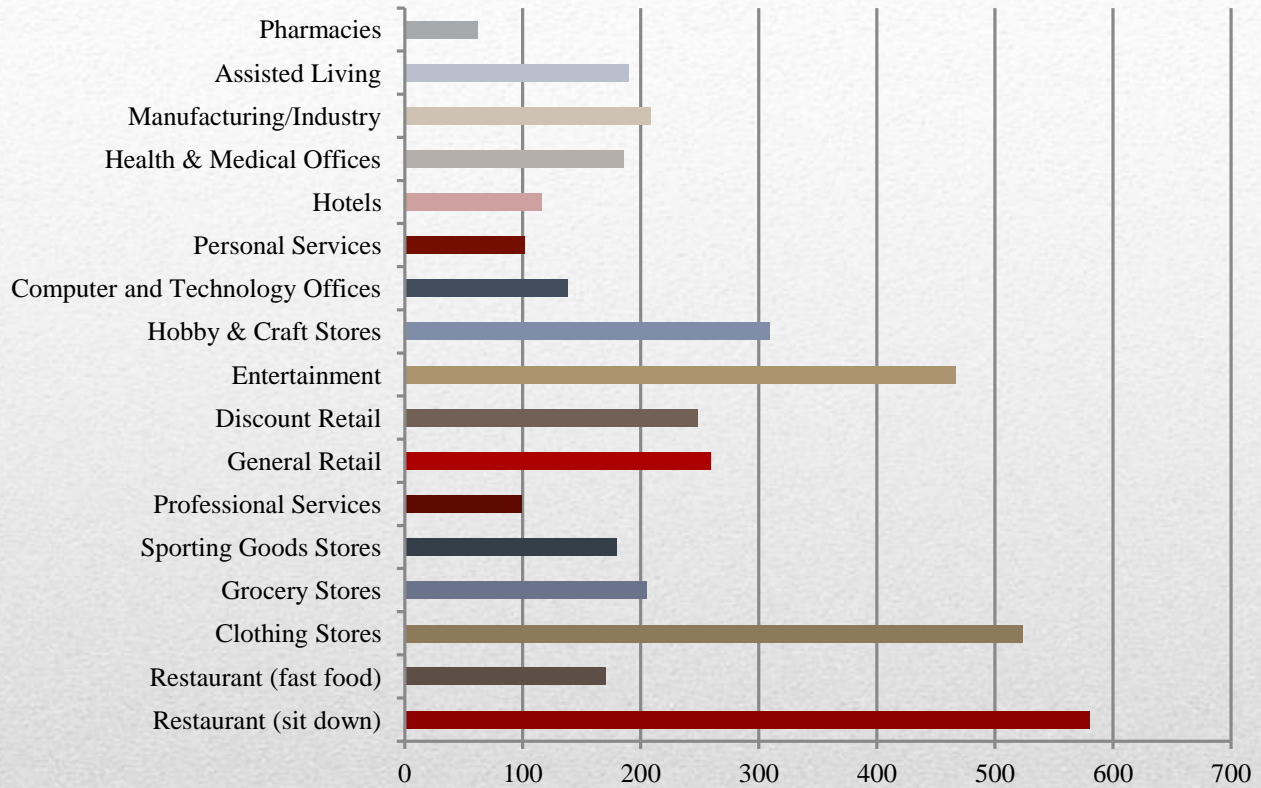
Sidewalks

Dog Park

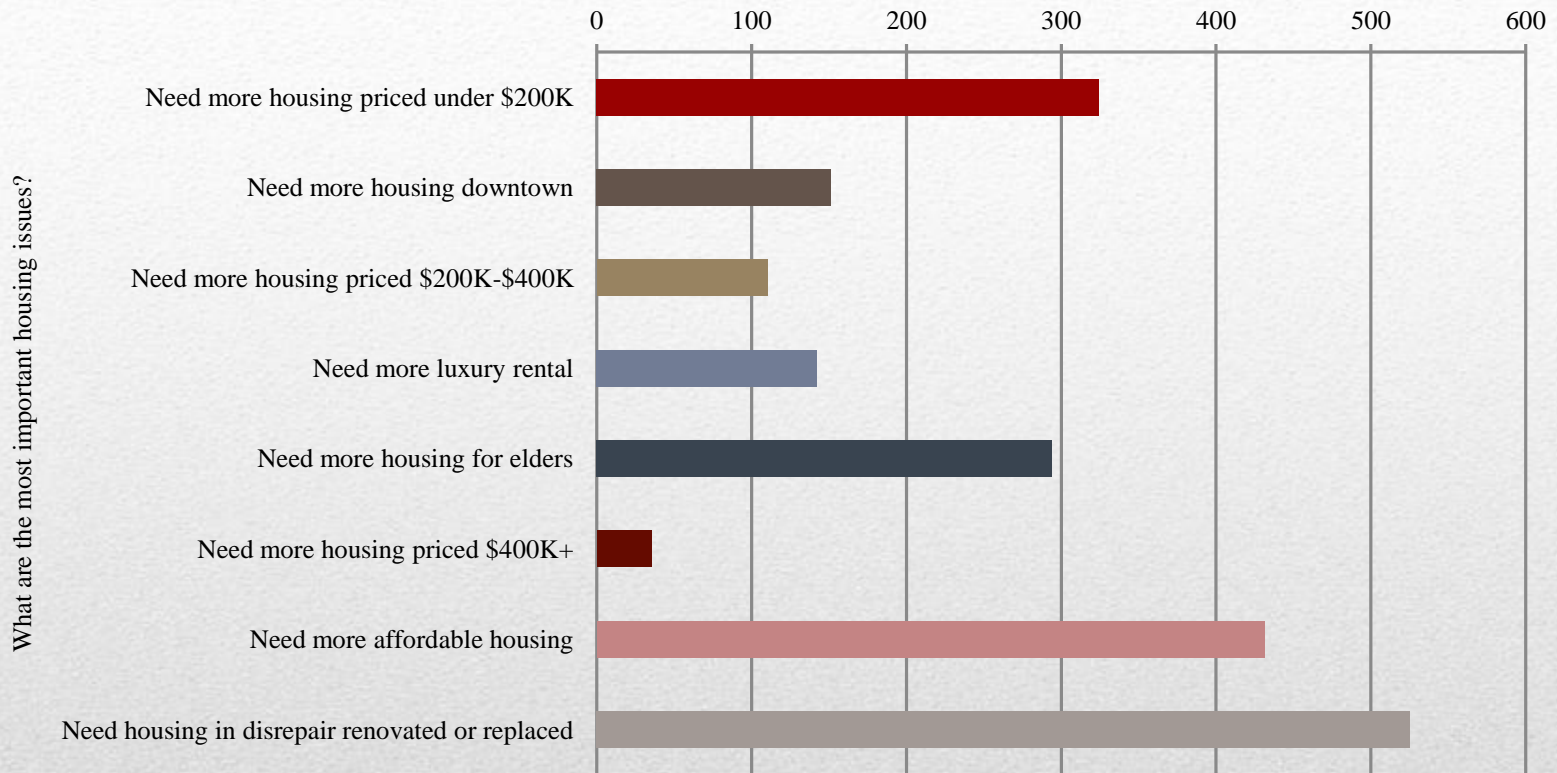
"Absolutely we need curb-side recycling and more choices available for high speed internet that are affordable. Improved sidewalks and the addition of walking trails in the city limits would be appreciated and help improve the health of the citizens of LaGrange."

BIKE LANES

Comments on City Services



What types of businesses would you like to see more of in LaGrange?



What are the most important housing issues?

"Need to bring 'slumlording' under control. Many rented homes are in disrepair and have inordinate utility bills that soar above the rent amount. Drives lower-middle class into poverty."

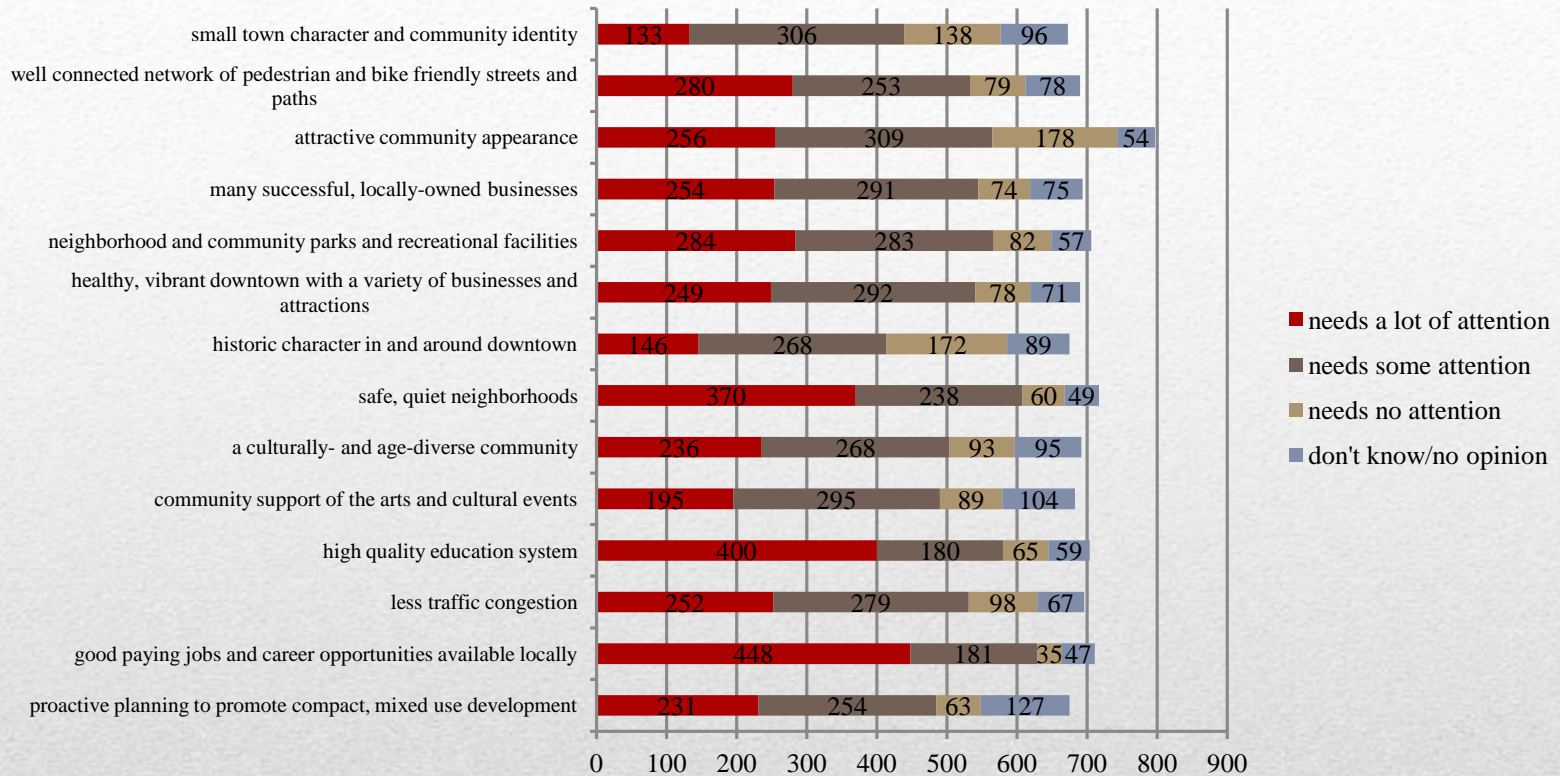
"Though we are not in a \$200,000 housing bracket, I have heard folks comment that there is no housing in that bracket. They feel stuck in starter homes and have no choice before they are financially ready for something enormous. On the flip side of that, I would love to see some renovation in some of our older areas before they move towards complete destruction."

"Landlords need to be made to repair their houses, not just board them up."

"Having a housing market needs study done would be very helpful in planning."

"There needs to be a revitalization of some areas that would be for low to middle income families."

Comments on Housing Issues



Which of these areas should the City focus on to improve the quality of life in LaGrange?

"Education is a big issue...This affects our chances of getting companies to locate here, which affects our ability to attract people to the area."

"We have to go to Columbus or Newnan to run because they have parks and trails. A dog park would be great too."

"Attractive litter free roadways gives appearance of well managed public funds, which leads to an overall good impression of a quality place to live. "

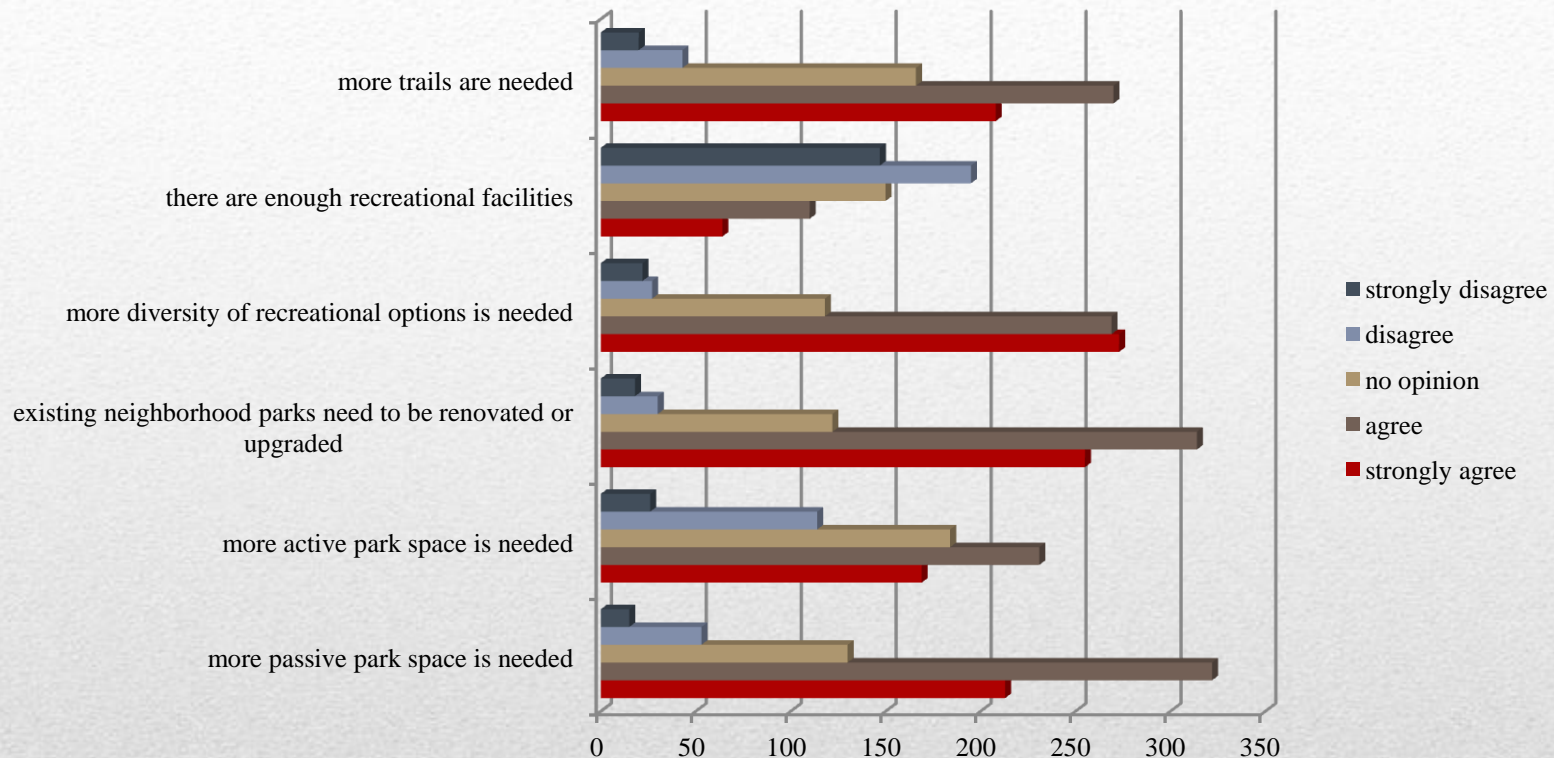
"Without losing our focus on preserving historical areas, we need to focus on: upgrading the downtown housing; creating locally owned businesses that are stable; improving the quality of public education; maintaining our support of the arts."

"LaGrange needs places where we can take our kids and have options of places where to go and have fun."

"There are some great, quiet neighborhoods in LaGrange, and then there are some scary ones. I would love to find a way to clean up the scary ones, the housing projects, the empty or half empty strip mall. We have spots of blight"

"Traffic congestion in the downtown area between Greenville St. and Lafayette Pkwy. on New Franklin Rd. is horrible. This could be largely rectified by making Broad St. a one-way west bound and Vernon St. a one way east bound. "

Comments on Quality of Life



What are your opinions about the park and recreational services in the city?

"Maintenance of existing space is primary issue."

"We need more or improved parks for younger kids. We have some good athletic facilities, but we need soccer fields/complex."

"I think more trails would be great and a dog park would be really fun."

"There is a lot of acreage of parks in the city, but many of them could benefit from being renovated, and it would help if they offered the kinds of features people want now, such as a dog park, skate park, etc. ."

"High quality recreational spaces are key to our quality of life and recruitment of new business and industry."

"Safety hazards exist at playgrounds. Need restrooms."

"We should do more with West Point Lake. There are not enough facilities to attract summer tourists here. Also, people who already live here would make better use of the lake if more were available: lakeside restaurants, water sports, walking trails, etc."

Comments on Parks

Historic Downtown

WEST POINT LAKE

Small Town Atmosphere

Colleges LOCATION Industry

Close to mountains/beach

People/Sense of Community

Lafayette Square

ARTS

**What Makes LaGrange
Special?**

POVERTY

Keeping/Attracting Young People

Crime

Retail Recruitment

Blight

Public Education

JOB GROWTH

**What are LaGrange's
Biggest Challenges?**

City of LaGrange

ADOPTION RESOLUTION

WHEREAS, the City of LaGrange has completed its 2015-2035 Comprehensive Plan update; and

WHEREAS, the updated Comprehensive Plan was prepared in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and


WHEREAS, the two required public hearings were conducted at LaGrange City Hall; and

WHEREAS, the Comprehensive Plan was transmitted to the Three Rivers Regional Commission for review; and

WHEREAS, the Department of Community Affairs has reviewed the Comprehensive Plan and finds that it adequately addresses Minimum Standards for Local Comprehensive Planning; and

NOW, THEREFORE, LET IT BE RESOLVED, the City of LaGrange Council hereby adopts this 2015-2035 Comprehensive Plan, on this 27th day of October, 2015.

BY:



Jim Thornton, Mayor

ATTEST:

